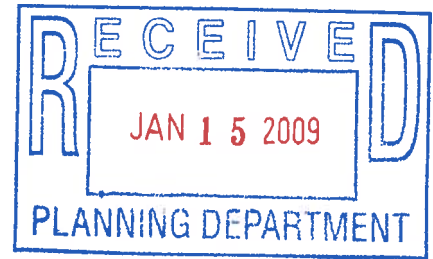




**WALSH COLUCCI  
LUBELEY EMRICH  
& WALSH PC**

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Land Use Planner  
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## **MEMORANDUM**

**Via Hand Delivery**

**TO:** Nicole Steele, Project Manager  
**FROM:** Christine Gleckner, AICP  
**DATE:** December 19, 2008  
**RE:** ZMAP 2008-0014, The Village of Waxpool, Section 2, Phase 1  
**Notes to Accompany Draft Proffer Statement**

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The circumstances giving rise to this application have been explained fully in the Statement of Justification. Briefly, however, the property included in the rezoning originally was intended as part of an already developed by-right R-1 cluster subdivision. As such, the construction plans have been approved and the infrastructure has been constructed for the proposed lots contained in the rezoning application. The following is an explanation for why many of the items customarily included in proffer statements for residential rezoning applications have not been included in the proposed draft proffer statement for the Village of Waxpool, Section 2, Phase 1 rezoning application.

1. Water and Sewer: Water and sewer lines have been installed pursuant to CPAP 2006-0076.
2. Emergency Vehicle Access: Virginia Oak Court has been constructed pursuant to CPAP 2006-0076.
3. Internal Roads: Virginia Oak Court has been constructed pursuant to CPAP 2006-0076.
4. External Roads: Right-of-way dedication for Waxpool Road already has been provided pursuant to CPAP 2006-0076.
5. Sidewalk/Trails: A six-foot wide asphalt trail has been constructed along the Waxpool Road frontage pursuant to CPAP 2006-0076.
6. Stormwater Management: Stormwater management has been provided pursuant to CPAP 2006-0076.

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7. HOA: The Village of Waxpool HOA has been established pursuant to Instrument #20050223-0019741 with the Property incorporated into the HOA at Instrument #20080612-0035895.
8. Capital Facilities Contribution: The applicant is taking a credit for the regional road dedication along Belmont Ridge Road, the value of which exceeds the anticipated capital facilities contribution for the additional two units.

A.92